

Key: 9193

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.401

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BURNHAM MATTHEW C & CAROLYN FRIEL 28 HOLT RD HOLDEN, MA 01520				43.1-194-0				906 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BURNHAM MATTHEW C & MASTERTON MARYLE L				01/21/2022	QS	589,000	(228947)				
MASTERTON THOMAS J &				12/30/2016	F	1	(140817)				
				08/28/1995	QS	125,000	(140817)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17444	06/05/2017	15	INSULATE/WEA	3,209			100	100
980409	07/10/1998	4	DETACH.STRUC	1,500	02/09/1999	JS	100	100

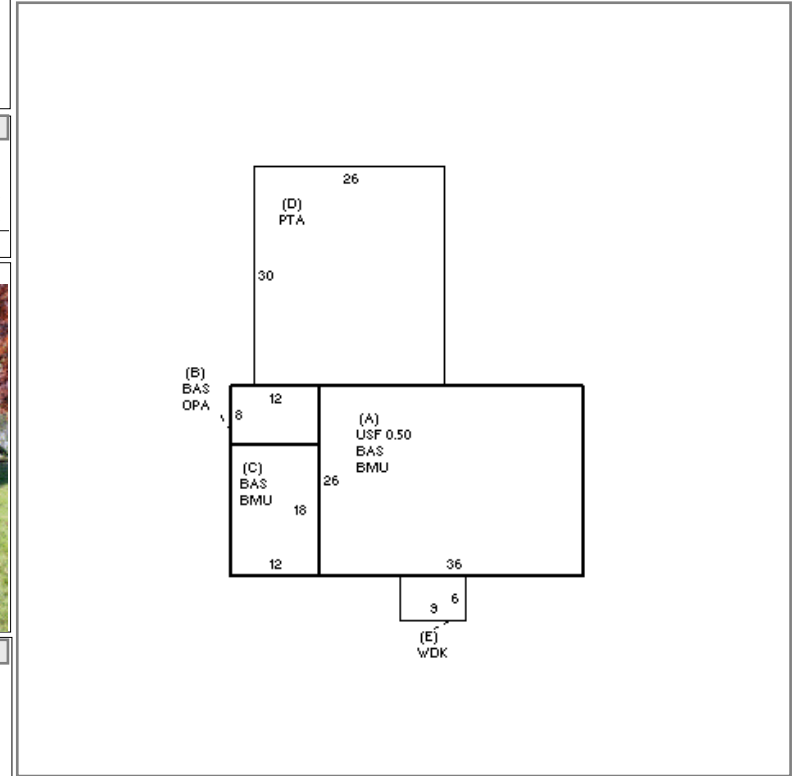
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,947	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	199,120

TOTAL	22,956 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,100	176,200			
Infl1	AVG		BUILDING	325,800	274,300			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	526,800	452,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	16 X 8	128	16.42	1,900



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/22/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/8/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,716	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,152		39.41	45,398
+	BAS	L	BASE AREA	1,152	1972	203.15	234,031
A	USF	L	UPPER STORY FIN	468	1972	118.91	55,651
B	OPA	N	OPEN PORCH	96		77.66	7,456
B	BAS	L	BASE AREA	96	1972	203.15	19,502
D	PTA	N	PATIO	780		14.69	11,462
E	WDK	N	WOOD DECK	54		58.00	3,132
	BMG	O	BSMT GARAGE	1		7,703.20	7,703
	F11	O	FPL 1S TOP	1		8,665.10	8,665
	FIX	O	XTRA FIXTURES	4		2,301.35	9,205

TOTAL RCN	402,205
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$325,800